



**Hiddenbrooke Property Owners Association**  
**Agenda for General Session Meeting of the Board of Directors**  
**Wednesday, December 4<sup>th</sup>, 2024 at 7:00pm**

**Zoom Meeting Web Address:**

<https://us02web.zoom.us/j/85433918862?pwd=b0xrQXlaeld5RkRvNzISR3R1cklIUT09>

Zoom Meeting ID: **854 3391 8862**

Zoom Meeting Passcode:**529558**

You can also dial in using your phone: **1-669-444-9171**

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**\*\*Open to membership\*\***

**I. Call Meeting to Order – President**

- a. Verification of Meeting Notice/Agenda**
- b. Establish a quorum - Attendance/Introductions:**
- c. 2024 Board Members:** Robert Schussel, Troy Killorn, Marco Moroyoqui, James
- d. Service Providers:** Jessica Guerrero – RealManage
- e. Invited Committee Chairs:** Marcelline Mahern (HARC Chair), Byrne Conley (HMD Chair), and Chuck Cochongco (Welcome Center)
- f. Announcements:**
  - i. HPOA correspondence is mailed from our manager, RealManage, in Dallas Texas  
Please read all correspondence from HPOA that comes to you in your mail .  
**For most issues, please contact RealManage at [HIDDENBR@CiraMail.com](mailto:HIDDENBR@CiraMail.com) rather than using the [HPOABOARD@protonmail.com](mailto:HPOABOARD@protonmail.com). The protonmail.com email site is only monitored 2 to3 times a week and should NOT be used for questions about violations and fines.**
  - ii. HARC - Reminder - Don't do projects without HARC approval. HARC approval is needed for changes, improvements or enhancements to your house, fencing or yard. The Guidelines, CC&R's & HARC applications are on hiddenbrookeonline.org.
  - iii. Please provide your email address to RealManage so that we can communicate with you in the easiest and least expensive manner.
  - iv. There are 4 sub HOA's in Hiddenbrooke - The Village, Reflections, Fairway Villas and The Summit. If you are in a sub HOA you are also in HPOA with annual dues.
  - v. Please keep your fences in good repair and keep them stained, Please see the "Fence Stain Guidelines" on the HARC page on hiddenbrookeonline.org

**II. Meeting Minutes Approval:**

- a. Review & Approve the September 25<sup>th</sup>, 2024 Open Board Minutes**

**III. Committee Reports**

- a. Hiddenbrooke Welcome Center – Chuck Cochongco**
- b. Hiddenbrooke Maintenance District (HMD) Committee – Byrne Conley**
- c. Hiddenbrooke Architectural Review Committee – Marcelline Mahern**
- d. Social Committee- Introduction of new Committee members**

**IV. Financials**

- a. Review and accept October 2024 Financials**
- b. Collection & Delinquency Summary**

**V. Disclosure from August 21<sup>st</sup>, 2024. Closed Executive Session**

- a. Member Discipline:**
  - i. Hearings Called: 2
  - ii. Hearings Attended: 0
  - iii. New Fines Assessed: 2
  - iv. Collection Actions:0

**VI. New Business:**

- a. HARC Changes for Review and Approval
- b. Holiday Lighting Contest
- c. Social Committee Updates

**VII. Old Business**

- a. Parking Violations

**VIII. Open Forum** – *Anyone wishing to address the Board on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of HPOA may speak now. Each speaker should state his/her name and address for the record and is limited to three (3) minutes. Secretary will track time. **Please use the raise your hand feature under the Reactions menu to be called on or send a direct message to Jessica to ensure you are called on.***

**IX. Adjourn**